



94 Hobby Drive, Corby, NN17 5FG



**£475,000**

Stuart Charles are delighted to offer for sale this four bedroom detached family home located on the in demand Priors Hall of Corby. Situated close to all the local amenities and a short walk from local schools homes like this are rarely on the market. The accommodation on offer comprises to the ground floor of a bay fronted lounge, a large open plan kitchen/diner, utility room and W.C. To the first floor are four well proportioned rooms and a three piece family bathroom, the master bedroom also benefits from an en-suite and built in wardrobes. Outside to the front is a laid lawn, mature bushes and plants borders, with picket fence surround. The driveway has off road parking for multiple vehicles and has access to the double garage. To the rear is a south facing garden, with patio area that leads onto laid lawn, with timber fence surround. There is a purpose built summer house that has a multitude of uses and benefits from power and lights. Call now to book a viewing!!

- TWO YEARS NHBC WARRANTY STILL REMAINING
- UPGRADED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE OPEN PLAN KITCHEN AND DINING ROOM
- FOUR DOUBLE BEDROOMS
- SUMEER HOUSE WITH POWER AND LIGHTS
- DOUBLE GARAGE WITH POWER AND LIGHTS
- UTILITY ROOM
- SOUTH FACING GARDEN
- EN-SUITE TO THE MASTER
- SOLAR PANELS

### Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing.

### Lounge

16'4 x 13' (4.98m x 3.96m)

Double glazed bay to front elevation, radiators , Tv point, telephone point.

### Kitchen

15'10 x 12'11 (4.83m x 3.94m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob and double electric oven, integrated fridge/freezer, integrated dishwasher, breakfast bar, double glazed window to rear elevation, radiator's, door to:

### Utility Room

Fitted with base and eye level units,







wall mounted boiler, courtesy door to the rear, double glazed door to rear, space for white goods, radiator, door to:

### Dining Room

15'5" x 9'0" (4.7 x 2.75)

Double glazed French doors to garden, radiator.

### Guest WC

Fitted to comprise a two piece white suite with a low level pedestal and wash hand basin, radiator.

### Landing

Double glazed window to the front elevation, airing cupboard, doors to:





### **Bedroom One**

13'10 x 10'11 (4.22m x 3.33m)

Double glazed window to front elevation, built in double wardrobe, tv point, radiator, door to:

### **En-Suite**

Featuring a three piece suite with walk in double cubicle with mains feed shower over, low level wash hand basin, low level pedestal, radiator, extractor fan, electric shaver point, double glazed window to the side elevation.

### **Bedroom Two**

12'2 x 9'7 (3.71m x 2.92m)

Double glazed window to rear, radiator.





### Bedroom Three

11'6" x 8'8" (3.51m x 2.64m)

Double glazed window to front elevation, radiator.

### Bedroom Four

10' x 8'8" (3.05m x 2.64m)

Double glazed window to rear, radiator.

### Bathroom

Fitted to comprise a three piece suite with a panel bath and mixer tap, low level wash hand basin, low level pedestal, radiator, extractor fan, double glazed window to rear.

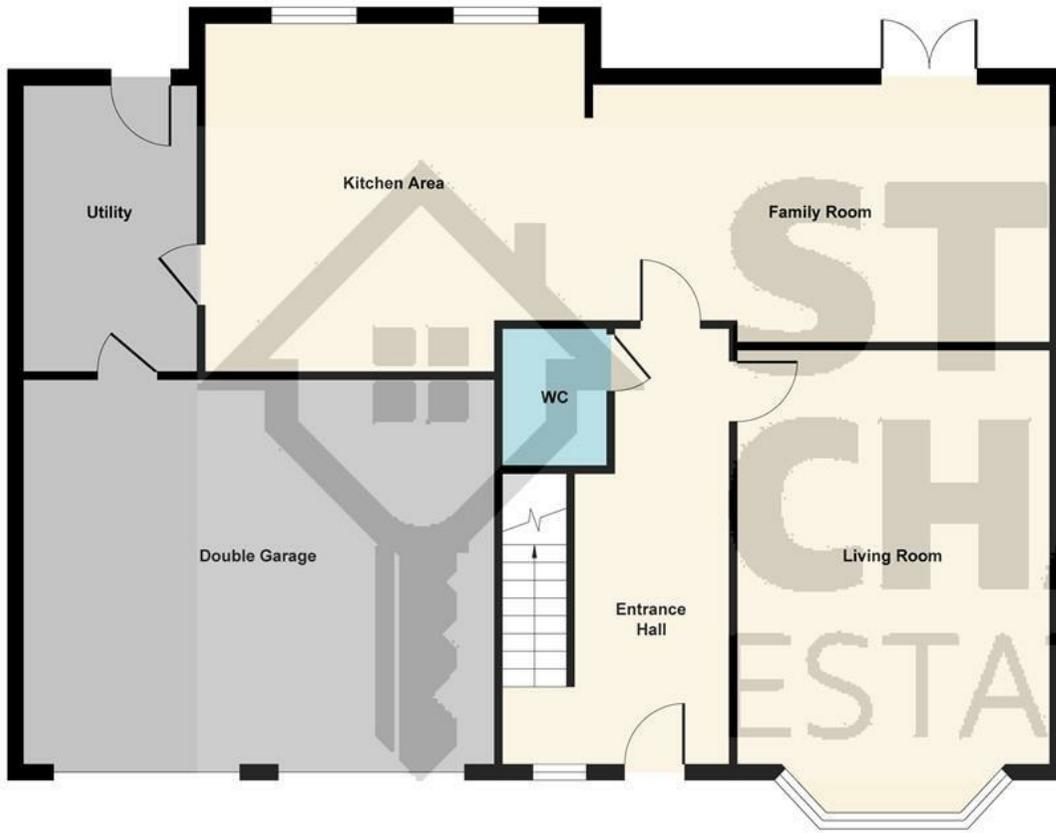
### Outside

### Summer House

26'2" x 9'10" (8 x 3)







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



With power and lights

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	